

**Minutes  
Hurst City Council  
Work Session  
Tuesday, July 9, 2019**

On the 9<sup>th</sup> day of July 2019, at 5:34 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Henry Wilson	)	Mayor
Larry Kitchens	)	Mayor Pro Tem
Jon McKenzie	)	Councilmembers
Cathy Thompson	)	
Cindy Shepard	)	
Bill McLendon	)	
Clay Caruthers	)	City Manager
John Boyle	)	City Attorney
Rita Frick	)	City Secretary
Cynthia Singleton	)	Deputy City Secretary
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Greg Dickens	)	Executive Director of Public Works
Michelle Lazo	)	Executive Director of Planning
Robbie Wallace	)	Building Official

With the following Councilmembers absent: David Booe: constituting a quorum, at which time, the following business was transacted:

**I. Call to Order** – the meeting was called to order at 5:34 p.m.

**II. Informational Items**

City Manager Clay Caruthers provided information regarding an event November 9, 2019, at Northeast Mall celebrating Veterans and the arrival of Santa Claus. He also stated the Taps n Tunes Production is returning to the Hurst Conference Center on Veteran's Day.

- **Discussion and Legislative Update** – Mayor Wilson provided an overview of key City related legislative actions, including the 3.5% rollback rate; approval timeline for subdivision plats; single project bond elections; public comment offered for each agenda item; deregulation of building materials; licensing authority moves from state to city for plumbing industry; and, requirement for City officials to forward cell phone City business messages to public information authority. City Manager Caruthers recommended Council use business email account for City business correspondence. Mayor Wilson also outlined several bills detrimental to municipal government that were not passed.

Executive Director of Planning and Development Michelle Lazo briefed Council on SP-19-04, Provision at Patriot Place, a site plan revision for TR2A Abstract 1629, Gulaver Wilson Survey, being 9.495 acres located at 501 West Hurst Boulevard. Ms. Lazo stated the applicant is planning to develop a gated multi-family community with 90 units, including a club house, swimming pool, playground, walking trails, dog park and detention pond. She further stated the building will be a stone veneer and hardy plank exterior, include wrought iron and cedar fencing, exceed the landscaping requirement and has one egress and ingress. Mr. John Palmer, Gardner Capital, provided an update of the project's progress and stated the Provision at Patriot Place is scheduled for completion in November 2019.

Mr. Palmer reported the Revitalization and Investment Program to be a success. He provided an overview of the Hurst 1st.com, an organization focused on city-wide revitalization and restoration, utilizing community resources and providing veterans with programs and skills for personal and professional growth. Olive Street served as the first project with 100% neighborhood participation and resulting in pride of home ownership.

Mr. Ryan Combs, Gardner Capital, spoke regarding the recommendation of Provision at Patriot Place for the tax credit award and outlined the amenities of the multi-family housing project.

## **VII. Discussion of Agenda Item(s) 9 and 10**

Discussion and consideration of all matters incident and related to the issuance and sale of "City of Hurst, Texas, General Obligation Bonds, Series 2019", including the adoption of Ordinance 2421, first and final reading, authorizing the issuance of such bonds.

Discussion and consideration of all matters incident and related to the issuance and sale of "City of Hurst, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2019", including the adoption of Ordinance 2422, first and final reading, authorizing the issuance of such certificates of obligation.

Assistant City Manager Clayton Fulton reviewed the bond sales and reported favorable interest rates of 2.43% for General Obligation Bonds and 2.53% for the Certificates of Obligation. Representatives from the City's Bond Counsel, Norton Rose Fulbright, L.L.P., and from Hilltop, the City's financial advisors are present to provide final details.

## **VIII. Consider Resolution 1737 requesting the State of Texas waive the local government match for the Federal Off-System Bridge Program for equivalent-match project structural improvement work.**

Executive Director of Public Works Greg Dickens stated the Texas Department of Transportation (TxDOT) selected the Bedford-Eules Road Bridge in Hurst for replacement under the FY 2022 Highway Bridge Rehabilitation/Replacement Program. TxDOT requires a 10% match by the City or an Equal Match Project (EMP) equal in cost to the 10% match amount for the Bedford-Eules Road Bridge. The City submitted the Hurstview Drive Bridge Repairs over Lorean Branch north of West Pipeline Road as the EMP.

City Manager Clay Caruthers reminded City Council of the work session on Thursday, July 11, 2019 to interview board, commission and committee applicants.

Mayor Wilson reviewed the Community Services Development Corporation and Crime Control District Board member terms and appointments.

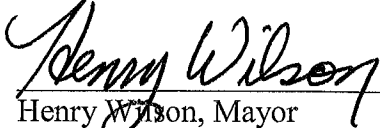
**IX. Adjournment – The meeting adjourned at 6:24 p.m.**

**APPROVED** this the 13<sup>th</sup> day of August 2019.

**ATTEST:**

  
\_\_\_\_\_  
Rita Frick, City Secretary

**APPROVED:**

  
\_\_\_\_\_  
Henry Wilson, Mayor